# 22 SANDPIPER DRIVE, W-S-M BS22 8UJ

## ASKING PRICE OF £365,000

**COOKE & CO**
*your local property expert*

### PROPERTY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- LARGE KITCHEN
- UTILITY ROOM
- SMALL CONSERVATORY
- D/GLAZING & GAS C/HEATING
- GARAGE
- OFF ROAD PARKING

# 22 SANDPIPER DRIVE, W-S-M, BS22 8UJ  🛏 3  🛁 2  🛋 1  ☰ C

Cooke & Co are delighted to offer for sale this EXTENDED DETACHED three bedroom bungalow set on a lovely size corner plot. Ideally located on the level in the popular South Worle area and within close proximity to shops on Mead Vale, a ten minute walk to Worle high street and easy access to bus routes with a bus stop close to the property. The bungalow has been extended to the side creating a large kitchen area with a utility room and small conservatory. The property further comprises of dining room, lounge, TWO BATHROOMS of which one is a wet room and three bedrooms, also benefiting from OFF ROAD PARKING & GARAGE

An internal inspection is highly recommended to appreciate the space and attributes the bungalow has to offer!!

## FRONT OF PROPERTY
Block paved driveway leading to garage with up and over electric and key door. Gated access at the side to rear of property.

Front garden laid to stone chippings and patio slabs leading to front porch, variety of mature shrubs

## ENTRANCE
Double glazed conservatory porch with corrugated roof, steps and ornate railings leading to front door

## HALLWAY
Door leading to lounge, dining area and wet room

## WET ROOM
Large wet room with electric shower over, fully tiled, WC, bidet, pedestal sink, heated towel rail, obscure double glazed window to front, extractor fan, heater

## DINING ROOM
*10' 0" x 9' 9" (3.05m x 2.97m)* Radiator, archway leading to lounge and kitchen

## KITCHEN
*22' 4" x 10' 9" (6.81m x 3.28m)* Extended in 2006, a range of wall and base units with worktop over, two bowl stainless steel sink drainer with mixer tap, part tiled, space for standing fridge freezer, built in electric oven and separate grill, gas hob, double glazed windows to side, stable door leading to side garden area, inset spot lights, roof void

## UTILITY ROOM
*5' 7" x 5' 3" (1.7m x 1.6m)* Double glazed window to front, plumbing for washing machine, base unit work top over, part tiled

## CONSERVATORY
*10' 32" x 9' 7" (3.86m x 2.92m)* Archway from kitchen, double glazed, patio door leading to garden

## LOUNGE
*16' 6" x 14' 2" (5.03m x 4.32m)* Double glazed window to front, gas fire inset with surround and hearth, radiator, door leading to hallway

## HALLWAY
Roof void access with ladder, boarded loft, airing cupboard housing Vaillant combi boiler approx. 4 yrs old and yearly serviced

## BEDROOM ONE
*12' 2" x 10' 11" (3.71m x 3.33m)* Double glazed window to rear, radiator, built in wardrobe

## BEDROOM TWO
*12' 2" x 8' 5" (3.71m x 2.57m)* Double glazed window to rear, radiator

## BEDROOM THREE

*8' 1" x 8' 9" (2.46m x 2.67m)* Double glazed window to rear, radiator

## BATHROOM

Obscure double glazed window to rear, panel bath with electric shower over head, WC, pedestal sink, heated towel rail, fully tiled

## REAR GARDEN

Decked area from conservatory with ramp leading to garden area laid to lawn, variety of mature shrubs, wood construction summer room and shed.

Decked ramp from kitchen stable door at side leading to patio slabs and garden

Fully enclosed with wall and fencing
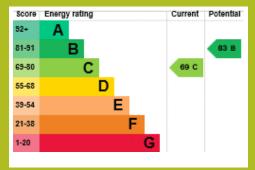





**Council Tax:**
Band C
**Local Authority:**
North Somerset District Council

**Ground Floor**



Bedroom

Bedroom

Bathroom

Bedroom

Hall

Kitchen/Breakfast Room

Conservatory

Garage

Living Room

Dining Room

Hallway

Wet Room

Utility

Porch



| Score | Energy rating | | Current | Potential |
|---|---|---|---|---|
| 92+ | A | | | |
| 81-91 | B | | | 83 B |
| 69-80 | C | | 69 C | |
| 55-68 | D | | | |
| 39-54 | E | | | |
| 21-38 | F | | | |
| 1-20 | G | | | |

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